

MINUTES

WEST VALLEY LAND USE ADVISORY COMMITTEE

February 25, 2020

Steven Alejandro called the meeting to order at 7:00pm. Committee members present were, Barbara Long, Monty Long, Steven Alejandro, and Bruce Colburn. A quorum was present. Paul McKenzie and James Thompson were absent. Steven Alejandro served as secretary.

The draft minutes from the 1/28/2020 meeting of the WVLUAC were reviewed. Monty L. made the motion to accept the minutes as presented, second by Bruce C. Question was called and motion passed unopposed.

AGENDA

Draft agenda was reviewed and accepted.

GENERAL PUBLIC COMMENT

There were no members from the general public present.

OLD BUSINESS

Steve A. mentioned that he had not yet obtained copies of two other neighborhood plans for review. He promised to have them for the March meeting.

There was further discussion regarding the current state of the West Valley Neighborhood Plan and our priorities with respect to updating it.

Mr. Mussman was unavailable to attend tonight's meeting, but was planning on attending our March meeting.

NEW BUSINESS:

Steven A. gave an overview of his meeting the previous week with Mr. Mussman, the Director of the County Planning and Zoning Office. During their meeting Mr. Mussman provided answers to the following questions which the Committee members discussed.

- a. What role does the LUAC play in the decision-making process of the Flathead Valley Planning and Zoning Office (FVPZ)? Answer: We are to review any West Valley area applications against the Neighborhood Plan and inform The West Valley residents of the proposed action(s), obtain public feedback, and then make a recommendation to the Planning and Zoning Office.
- b. What does the County Planning and Zoning Office expect from us? Answer: We are to serve as the primary venue for affected and concerned WV residents to voice their approvals, objections, and changes they would like to see.
- c. What is the process by which we receive material for review? Answer: When an application is received by the Planning and Zoning Office, they look to see if it falls within the area of a LUAC. They then forward the application to us. The Planning and Zoning Office then sends a representative to our next scheduled LUAC meeting to present and discuss the application with us so they can inform us regarding regulatory and standards compliance (or non-compliance) issues they have identified.
- d. How long do we have to return our findings to the FVPZ? In what form? Answers: We have approximately 1 month to address the application and forward our

recommendations to the Planning and Zoning Office. Recommendations/findings are usually included as part of the meeting minutes.

- e. Do we have the authority to question directly applicants regarding their plans? Answer: Yes We can invite them to our public meeting addressing their application and request they present their plans and field questions from both us and the public.
- f. Do we have the authority to recommend changes to applicants? Yes, but they are free to ignore us if they wish.
- g. Are the commissioners currently working on a WV application that is unknown to the WV LUAC? Answer: No
- h. With a non-functional advisory committee, over the course of the last 4 years, what decisions (significant and non) have the Commissioners made? Answer: In the past 5 years there have only been two major applications reviewed. Both were for 20 acre and 5 acre lot subdivisions on Farm To Market Road that were fully compliant with the existing neighborhood plan.

Mr. Mussman urged us to update our plan via the Amendment Process. It will serve us well and make the document more credible and easier to enforce. He suggested we ignore the background portions of the Plan that cover the soils, topology etc. as they have not changed in any meaningful way. We should focus on the Categories, Goals, Objectives, existing standards and the language contained in them. Since the demographics have changed, we should consider how might that change the Plan?

It was agreed that Committee members would review the Neighborhood Plan and bring suggested revisions to the March meeting for discussion. The objective is to develop a first draft updated document that we can socialize with the public and obtain their input for the development of a second draft.

Next meeting is March 24th, 2020.

The meeting was adjourned at approximately 8:45pm

Respectfully Submitted,
Steven B. Alejandro
Chairman & Acting Secretary WVLUAC